

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 26, 2006
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	341-43-BZ	<p>Martyn & Don Weston 3319 Atlantic Avenue, BROOKLYN Extension of term for the continuance of a storage warehouse (UG 16) in a C8-2 and R5 zoning district for an additional 10 years and an amendment for the removal of an internal partition and the change from a chain link enclosure to a masonry enclosure of the accessory parking area. COMMUNITY BOARD #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/26/06</p>
2.	595-44-BZ	<p>Law Office of Howard Goldman 30 Central Park South, MANHATTAN Amendment to permit the change of use on the entire 15th floor (penthouse) from UG12 Restaurant to UG6 Office Space. Floors one thru 14 are UG6 non-resident doctors' offices. The premise is located in R-10H zoning district. COMMUNITY BOARD #5BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/26/06</p>
3.	558-51-BZ	<p>Eric Palatnik, P.C. 68-22 Northern Boulevard, QUEENS Extension of the term of a automotive service station expiring on December 21, 2006. The subject premises is located in a C2-2/R5 zoning district COMMUNITY BOARD #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/26/06</p>
4.	670-83-BZ	<p>Eric Palatnik, P.C. 488 West 44th Street, MANHATTAN Extension of term for 10 years, amendment and waiver for a non-conforming talent agency (UG6) in the basement of a residential building. The premise is located in an R8 (Special Clinton District) zoning district. COMMUNITY BOARD #4M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/26/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 26, 2006
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	182-95-BZ & 183-95-BZ	Rothkrug Rothkrug & Spector 2465/73 Broadway, MANHATTAN Extension of term and amendment of a physical culture establishment (Equinox) in the cellar, first and second floors of a commercial building. The special permit expired on October 1, 2005. The premise is located in an C4-6A & R8 zoning district. COMMUNITY BOARD #7M <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Granted – 9/26/06

<i>SOC – CONTINUED HEARINGS</i>		
6.	802-48-BZ	Rothkrug Rothkrug Weinberg Spector, LLP 13-46 Beach Channel Drive, a/k/a 2118 Dix Place, QUEENS Extension of term of a UG 16 gasoline service station with automotive repair for a term of 10 years, to expire in June 24, 2015 and legalization of the conversion of two service bays to an accessory convenience store. The premise is located in an R5 zoning district. COMMUNITY BOARD #14Q <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Closed, Decision – 10/17/06
7.	144-89-BZ	Law Offices of Howard Goldman, LLC 1800 Second Avenue, MANHATTAN Extension of time/waiver to complete construction on a 10-story residential building with retail on the ground floor which expired on December 15, 2003. The premise is located in a C2-8(TA) zoning district. COMMUNITY BOARD #8M <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Closed, Decision – 10/17/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 26, 2006
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	111-01-BZ	<p>Eric Palatnik, P.C. 9001 Ditmas Avenue, BROOKLYN Extension of term for 10 years for an accessory drive thru facility at an eating and drinking establishment (Wendy’s Restaurant), which expired February 1, 2006, and an amendment to extend the hours of operation of the drive-thru facility until 4 a.m. daily. The premise is located in a C1-2 / R-5 zoning district. COMMUNITY BOARD #17BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/17/06</p>
9.	112-01-BZ	<p>Sheldon Lobel, P.C. 1402 59th Street, BROOKLYN Extension of time to obtain a Certificate of Occupancy which expired on November 20, 2003 for a community facility use/UG 4 (Congregation Noam Emimelech) and an amendment to modify the previously approved plans for floor area (Z.R. §24-11), front wall height (Z.R. §24-521), front yard- (Z.R. §24-31), side yard (Z.R. §24-35), lot coverage (Z.R. §24-11 and Z.R. §23-141(b)) and off-street parking (Z.R. §25-22). COMMUNITY BOARD #12BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/31/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 26, 2006

10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	933-28-BZ II	Michael M. Robbins, R.A., A.I.A., P.C. 125-24 Metropolitan Avenue, QUEENS Extension of term/waiver of an automotive service station with auto repairs which expired on October 29, 2004, and an amendment to legalize a portion of the building to an accessory convenience store. The premise is located in an R-5 zoning district. COMMUNITY BOARD #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/24/06
11.	229-84-BZ	Cozen O'Connor 75-28 Queens Boulevard, QUEENS Extension of term/waiver for a physical culture establishment, located in an M1-1 zoning district, which was granted under Z.R. §73-36 and expired on November 27, 2004. COMMUNITY BOARD #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 10/17/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 26, 2006
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	63-06-A	Jay Segal, Greenberg Traurig LLP 160 East 83rd Street, MANHATTAN Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. COMMUNITY BOARD #8M
		Examiner: Toni Matias (212) 788-8799
		Status: Continued Hearing – 10/17/06
13.	81-06-A	Whitney Schmidt, Esq. 160 East 83rd Street, MANHATTAN Appeal seeking to revoke permits and approvals for the enlargement of an existing dwelling on grounds that enlargement which fails to provide the required yards (Z.R. § 23-47) and adequate building frontage pursuant to the Administrative Code Section 27-291. COMMUNITY BOARD #8M
		Examiner: Toni Matias (212) 788-8799
		Status: Continued Hearing – 10/17/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 26, 2006
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	332-05-A & 333-05-A	<p>Rothkrug Rothkrug Weinberg & Spector 72 and 74 Summit Avenue, STATEN ISLAND Application to permit the construction of two one-family dwellings within the bed of a mapped street (Enfield Place), contrary to General City Law Section 35. Premises is located in an R4 Zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Toni Matias (212) 788-8799</p> <p>Status: Closed, Decision – 10/17/06</p>
15.	120-06-A	<p>Eric Palatnik, P.C. 1427 East 17th Street, BROOKLYN An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the prior R6 zoning district. Premises is located in a R4-1 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Toni Matias (212) 788-8799</p> <p>Status: Closed, Decision – 10/17/06</p>

<i>APPEALS – NEW CASES</i>		
16.	286-05-A	<p>Kramer Levin Naftalis & Frankel, LLP 5260 Sycamore Avenue, BRONX Proposed reconstruction and alteration of an existing building located in the bed of a mapped street (Sycamore Avenue), contrary to General City Law Section 35. Premises is located within the R1-2 zoning district. COMMUNITY BOARD #8BX</p> <p>Examiner: Toni Matias (212) 788-8799</p> <p>Status: Continued Hearing – 10/24/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 26, 2006
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
17.	61-06-A	<p>Miro C. Stracar, P.E. 152 Ocean Avenue, QUEENS Proposed reconstruction and enlargement of an existing one-family home located in the bed of a mapped street, contrary to General City Law Section 35. Premises is located within the R4 zoning district. COMMUNITY BOARD #14Q</p> <p>Examiner: Toni Matias (212) 788-8799</p> <p>Status: Granted – 9/26/06</p>
18.	85-06-BZY	<p>Sanford Solny 1623 Avenue “P”, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a mixed-use building under the prior R6 zoning district. New zoning district is R4-1. COMMUNITY BOARD #14BK</p> <p>Examiner: Toni Matias (212) 788-8799</p> <p>Status: Continued Hearing – 10/24/06</p>
19.	92-06-A	<p>Vito Fossella, P.E. 5 Lockman Place, STATEN ISLAND Proposed construction of a two-story, two-family detached home that is not fronting on a mapped street, contrary to General City Law Section 36. Premises is located within R3A zoning district. COMMUNITY BOARD #1SI</p> <p>Examiner: Toni Matias (212) 788-8799</p> <p>Status: Granted – 9/26/06</p>
20.	164-06-A	<p>Cozen O’Connor 148 East 63rd Street, MANHATTAN Appeal to the Order of Closure issued by the Department of Buildings on June 30, 2006 pursuant to Administrative Code Section 26-127.2 regarding the use of the basement, first, second and third floors of the subject premises for commercial use in a residential zoning district. COMMUNITY BOARD #8M</p> <p>Examiner: Toni Matias (212) 788-8799</p> <p>Status: Continued Hearing – 10/24/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, September 26, 2006
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	290-05-BZ & 60-06-A	<p>Stuart A. Klein, for Yeshiva Imrei Chaim Viznitz, owner. 1824 53rd Street, BROOKLYN 290-05-BZ: Variance: Z.R. §72-21 – to permit a catering hall (UG 9) accessory to a synagogue and yeshiva (UG 4 & 3) located in an R5 zoning district. The proposed accessory catering use is contrary to Z.R. §22-00 and 22-10. 60-06-A: Request for a reversal of Department of Building's denial of a reconsideration request to allow catering as an accessory use to a synagogue and yeshiva in an R5 zoning district. COMMUNITY BOARD #12BK</p> <p style="color: green;">Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</p> <p style="color: red;">Status: Closed, Decision – 10/24/06</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	290-02-BZ thru 314-02-BZ and 374-03-BZ thru 376-03-BZ	<p>Rothkrug Rothkrug & Spector 114-01/03/05/07/09/11/13/17/19/15/21/21/23/25/27/29/31/33/35/20/22/24/26/28/30/32/34 & 114-17/19/36-A Taipei Court, QUEENS (Taipei Court) Variance (Z.R. §72-21) to permit the construction of 28 attached, three-story and cellar, two-family dwellings, located in an M1-1 zoning district. The proposal would create 56 dwelling units and 56 parking spaces and is contrary to applicable use regulations (Z.R. §42-10). COMMUNITY BOARD #7Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 10/17/06</p>
3.	334-04-BZ	<p>Sheldon Lobel, P.C. 135-28 Roosevelt Avenue, QUEENS Variance (Z.R. §72-21) to permit the construction of a seven-story, mixed-use building containing retail, general office and community facility space, located in a C4-2 zoning district. The proposal is contrary to floor area, density, height regulations (Z.R. §23-141, §23-22, §23-631, §25-622, §25-632). COMMUNITY BOARD#7Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Withdrawn – 9/26/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 26, 2006

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	165-05-BZ	<p>Jeffrey A. Chester, Esq. 799-805 Bergen Street, BROOKLYN Variance (Z.R. §72-21) to permit proposed four-story residential building with 31 dwelling units and 16 parking spaces, located in an M1-1 zoning district. The proposal is contrary to the district use regulations (Z.R. §42-00). COMMUNITY BOARD #8BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 10/24/06</p>
5.	288-05-BZ	<p>Harold Weinberg, P.E. 1060 82nd Street, BROOKLYN Special permit (Z.R. §73-622) for an in-part legalization to a single family home which exceeds the allowable FAR, is less than the allowable open space (§23-141) and exceeds the maximum allowable perimeter wall height (§23-631). The premise is located in an R3-1 zoning district. COMMUNITY BOARD #10BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/24/06</p>
6.	291-05-BZ	<p>Joseph Morsellino, Esq. 10-13 Burton Street, QUEENS Variance (Z.R. §72-21) to allow for the development of a single family residence which has less than the required front yard (Z.R. §23-45). The premise is located in an R-2A zoning district. COMMUNITY BOARD #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/17/06</p>
7.	369-05-BZ	<p>Eric Palatnik, P.C. 908 Clove Road, STATEN ISLAND Variance (Z.R. §72-21) to allow a four-story multiple dwelling containing 30 units in an R3-2 (HS) zoning district; contrary to Z.R. §§23-141, 23-22, 23-631, 25-622, 25-632. COMMUNITY BOARD #1SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 10/17/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, September 26, 2006
1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	50-06-BZ	<p>Jeffrey A. Chester, Esq. 461 Carroll Street, BROOKLYN Variance (Z.R. §72-21) to permit the conversion and expansion of a commercial/industrial building to a two-family residence, located in a M1-2 zoning district and contrary to use regulations (Z.R. §42-00). COMMUNITY BOARD #6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 10/31/06</p>
9.	58-06-BZ	<p>Sheldon Lobel, P.C. 499 Broadway, MANHATTAN Variance (Z.R. §72-21) to allow retail use (UG 6) to be located on the first floor and cellar level of an existing building in an M1-5B district, contrary to Z.R. §42-10. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 10/24/06</p>
10.	112-06-BZ	<p>Sheldon Lobel, P.C. 507 East 176th Street, BRONX Variance (Z.R. §72-21) to permit the construction of a seven-story and cellar residential building with accessory supportive social services and ground floor commercial use, located in an M1-4 zoning district, contrary to use regulations (Z.R. §42-00). COMMUNITY BOARD #6BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 10/17/06</p>
11.	149-06-BZ	<p>Sheldon Lobel, P.C. 3701 14th Avenue, BROOKLYN Variance (Z.R. §72-21) to permit the development of a not-for-profit ambulance/emergency vehicle garage, dispatch, and training facility (Hatzolah) located in an M2-1 zoning district. The proposal is contrary to regulations for floor area (Z.R. §43-12) and the number of parking spaces, (Z.R. §44-21). COMMUNITY BOARD #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 10/17/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
